

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 24, 2022
6:00 PM**

The meeting began after the adjournment of the 2022 Reorganizational Meeting.

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, January 24, 2022, as a zoom meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Lewis Steinberg - Alternate
Dr. Ellen Taricani
Ralph Wheland

Staff:

Jenna Wargo - Planning & Zoning Director
Kristina Bassett - Community Planner
Jeff Ressler - Zoning Administrator
David Pribulka – Township Manager

Others in attendance: Rhonda Demchak, Recording Secretary; Wes Glebe, Ferguson Township Resident

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, January 24, at 6:09 p.m.

II. CITIZEN INPUT

There were none.

III. APPROVAL OF REGULAR MEETING MINUTES DECEMBER 7, 2021

Mr. Keough moved that the Planning Commission **approve** the minutes of December 7, 2021.

Mr. Binney noted that the minutes didn't reflect his attendance at the meeting.

Mr. Binney **amended** the motion to include Mr. Binney to be added to the minutes. Dr. Taricani seconded the motion. The motion passed unanimously.

Mr. Keough thanked Rhonda Demchak for good job capturing the minutes of December 7th.

IV. OLD BUSINESS

There were none.

V. NEW BUSINESS

Mr. Thompson noted that Mr. David Pribulka has a scheduling conflict and asked for a motion to move the Ferguson Township's Strategic Plan Update to be the first agenda item.

Mr. Keough moved that the Planning Commission **move** the Ferguson Township's Strategic Plan Update to be the first agenda item. Mr. Crassweller seconded the motion. The motion passed unanimously.

A. Ferguson Township's Strategic Plan Update

Mr. Pribulka gave an introduction and noted that The Board of Supervisors engaged Polity to lead the Strategic Plan update for Ferguson Township. Members of the Authorities, Boards, and Commissions are invited to provide input in creating recommendations that will continue to grow and strengthen Ferguson Township. Members and residents are encouraged to take the online survey. Mr. Pribulka noted the strategic plan is a little overdue, due to the pandemic. The intent is to be finished by the end of March 2022. Mr. Pribulka encouraged everyone to complete the survey.

Mr. Keough expressed some disappointment with the survey and gave the following examples:

- Question 11 - Regarding infrastructure, stormwater and parking were not referenced.
- Question 12 - The phrase affordable housing is not listed under Housing Issues.
- Question 13 - Would have liked the option given so that people could list that the police force and medical personnel are at the right sized and not just the options of increase or decrease.
- Question 19 & 21 – They are the same question.

Mr. Thompson concurred about the lack of language regarding affordable housing and noted the issue is still prevalent.

Mr. Pribulka stated that he will forward the concerns to Polity.

Ms. Holliday stated that she too agrees with Mr. Keough and Mr. Thompson.

With regards to question 25, Mr. Keough noted that Ferguson Township doesn't have a lot of activities for children, but the Township does partner with others. Mr. Crassweller stated that the Township does have activities.

Mr. Pribulka appreciated the discussion about the survey but asked if there were directions or other priorities that the Planning Commission would like to see factored into the planning document.

Mr. Steinberg concurred with Mr. Keough regarding question 13 because there should be an option to choose a word such as, satisfied.

Mr. Thompson suggested to include pedestrian safety into the Strategic Plan. Mr. Keough concurred.

Mr. Keough suggested exploring a Town Center, because it does come up in meetings. Mr. Pribulka noted that it is a good observation, but it never really took off. Mr. Pribulka stated that more conversations will be needed.

Mr. Keough asked if the Township should build, own, and operate a parking garage.

Also, Mr. Keough noted that another topic that comes up is water/drinking water and what role does the Township play. It is not noted in the Strategic Plan.

Mr. Pribulka will note all the comments and forward to the consultant.

Mr. Pribulka thanked the Planning Commission for all their hard work and volunteerism.

The Planning Commission thanked Mr. Pribulka for his service as he accepted another position in a different part of the state.

B. Planning Commission Introduction

The Planning Commission decided to wait to introduce the item until the new members are in attendance.

C. 2021 State of Planning Report

Ms. Bassett reviewed the Pennsylvania Municipalities Planning Code (MPC) (§207. a) requires the Planning Commission keep a full record of its business and annually make a written report to the governing body by March 1 of each year. This is an opportunity to provide the community and elected officials with a review of the activities and achievements from the previous year. Ms. Bassett reviewed the report that was included in the agenda packet.

Mr. Keough suggested adding permit data into the planning report.

With regards to the Conditional Uses – PSU -1445 West College Avenue, Mr. Keough noted that there is no time frame listed. Ms. Bassett will add the decision into the report.

Mr. Keough suggested adding a section into next years report, addressing issues that the Planning Commission feels could use some attention. Ms. Bassett suggested including a summary at the end of the report.

Ms. Wargo suggested waiting to approve the report until an upcoming meeting so that staff can add the suggestions from the meeting. The Planning Commission concurred.

D. Agricultural Security Area Application – Burket Farm

Ms. Wargo noted that provided with the agenda is a copy of Mr. David Burket's Agricultural Security Area application the Township received, by mail on Friday, January 7, 2022, to propose his property be enrolled into the Agricultural Security Area (ASA) as required for the Agricultural Preservation Program. The Burket parcel has been found by Centre County and the Pennsylvania Bureau of Farmland Preservation to meet the requirements for ASA enrollment. This property is zoned Rural Agricultural (RA). The Board of Supervisors received the application at the January 18th Regular Meeting and referred it to the Planning Commission for review and recommendation.

Mr. Keough stated that the farm must also be included in the Agricultural Security Areas (ASA) which is different from the PACE Program. Mr. Keough noted that the farm was not included in the ASA 7 years ago and it was an oversight.

Mr. Keough noted that the ASA designation needs to be reviewed and re-applied every 7 years and asked where the Township is in that 7-year cycle. Ms. Wargo stated it is up in 2022. Mr. Keough recommends reconstituting the committee that would review and ensure all the farms are included in the ASA. Also, Mr. Keough suggested reaching out to Larry Harpster who has chaired the committee.

Mr. Binney asked for clarification with the process in regard to the Planning Commission. Ms. Wargo noted that the Planning Commission doesn't have the current committee that reviews as required by the state. There are two designations in Ferguson Township, ASA, and the PACE Program. The process is ASA first and then the PACE Program, but the Burket parcel was overlooked.

Mr. Keough moved that the Planning Commission **recommend** approval of the application for the Burket property to be included in the Ferguson Township ASA. Mr. Crassweller seconded the motion. The motion passed unanimously.

VI. COMMUNICATIONS TO THE COMMISSION

Mr. Thompson stated that a letter was received by the Board of Supervisors and to a few Planning Commission members were copied. The letter was about the Stormwater Fee and a conflict where a housing community is paying more per household than a comparable housing community.

Mr. Thompson noted that the Planning Commission received the email regarding the Township Manager's resignation. Mr. Thompson will draft a thank you letter to the Manager.

Mr. Keough pointed out that at the last meeting there was a discussion about land development plans with regards to a structured format. Mr. Thompson is drafting the plan but will need to meet with the staff.

VII. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo noted that the Board reviewed and tabled the Zoning and Subdivision & Land Development Ordinance Amendments. There will be a work session with the Board regarding operators at places of assembly as one of the potential ordinance amendments to be included in the draft. The Board received a request for an ordinance amendment for the Traditional Town Development and Zoning District. The Board moved to refer the application to the Planning Commission for a recommendation. Ms. Wargo provided the application in the agenda packet, so that Commission members can review prior to the next meeting. Ms. Wargo noted that the Zoning Hearing Board had a hearing in December for Team Bobby Rahal in which they were asking for a variance. The Zoning Hearing Board denied their request, but they are appealing the decision.

Mr. Keough asked if it was necessary that the Planning Commission pass a tower amendment that would be applied to the entire Traditional Town Development zoning designation or could tower requests be conditional. Ms. Wargo noted there are several ways to go about the amendments and staff will need to look further into the request. Ms. Wargo stated that the Board of Supervisors didn't weigh in yet and wants the Planning Commission to review for input.

B. CRPC Report

Dr. Taricani noted their first meeting is in February. Mr. Thompson congratulated Dr. Taricani and Ms. Holliday for their reappointment to the CRPC.

C. Land Development Plans

Ms. Bassett reviewed the following:

- a. Farmstead View Subdivision – Staff completed 2nd review. Awaiting Response
- b. 264 Sycamore Dr LDP – Staff complete 1st review. Awaiting Response
- c. CVIM – 2026 Sandy Dr – Awaiting Response to comments
- d. JL Cidery Proposed Deck – Awaiting Response
- e. Peace Center and Cemetery – Awaiting Response
- f. Orchard Square Preliminary LDP – Conditionally approved
- g. Centre Animal Hospital – Awaiting Response

D. Staff Updates

There are job openings for the Administrative Assistant for Planning and Zoning and a Communications Coordinator position listed on the Township [website](#).

Mr. Binney asked if the Butz Street parking issue will be reviewed by Planning and Zoning. Ms. Wargo noted that the Public Works department will be involved with that process.

VIII. Adjournment

Mr. Binney made a motion to adjourn the January 24, 2022, Planning Commission meeting at 7:39 p.m.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

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